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Community Profile for St. Cloud , Minnesota



www.deed.state.mn.us

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Overview

St. Cloud, Minnesota, residing within the three counties of Stearns, Sherburne and Benton, is located on the banks of the beautiful Mississippi River just 60 miles northwest of the Twin Cities of Minneapolis and St. Paul. As the center of Minnesota's fastest growing metropolitan area, St. Cloud serves as a commercial hub for over 250,000 people. In addition to our strong economic environment, St. Cloud offers very ample and diverse opportunities in education, recreation, and the arts. It is a wonderful place to live, work, and raise a family.

Location

County: Stearns

Region: East Central
Distance from Minneapolis: 65
Distance from nearest MSA*: 0 Miles from St. Cloud MSA
US Congressional District: 6
MN Legislative District(s): 15A14A15B
Web site: www.ci.stcloud.mn.us
Last Updated: 10/22/2008



Population

Area	2007 Estimate	2006 Estimate	2000 Census	1990 Census
Community:	65,246	64,711	59,107	48,812
County:	145,877	144,443	133,166	119,324
Nearest MSA:	185,185	183,217	163,166	149,509
Minnesota:	5,263,610	5,231,106	4,919,479	4,375,099

Source: U.S. Census, State Demographer * Metropolitan Statistical Area



Major Employers

<i>Employer</i>	<i>NAICS</i>	<i>Products/Services</i>	<i>Employee Count</i>
<u>St. Cloud Hospital/Centra Care Health Systems</u>	622110	General Medical & Surgical Hospitals	3,715
State of Minnesota	9211	Executive, Legislative, & Other Gen. Govt. Support	2,132
<u>Electrolux Home Products</u>	335222	Household Refrigerator & Home Freezer Mfg.	1,285
<u>St. Cloud School District</u>	611110	Elementary & Secondary Schools	917
Veterans Administration Medical Center	6221	General Medical & Surgical Hospitals	899
<u>County of Stearns</u>	5415	Computer Systems Design & Related Services	670
Bankers Systems	5415	Computer Systems Design & Related Services	623
Nahan Printing	3231	Printing & Related Support Activities	613
<u>New Flyer USA</u>	3369	Other Transportation Equipment Manufacturing	540
Woodcraft Industries Inc.	337110	Wood Kitchen Cabinet & Countertop Mfg.	498
Antioch Company/Creative Memories	3231	Printing & Related Support Activities	483
<u>City of St. Cloud</u>	9211	Executive, Legislative, & Other Gen. Govt. Support	454
Merrill Corp	3231	Printing & Related Support Activities	412
Fingerhut Direct Marketing	4541	Electronic Shopping & Mail-Order Houses	410
<u>Coborns</u>	4451	Grocery Stores	360
<u>View All Employers Listed</u>			

Workforce

	<i>Stearns County</i>	<i><u>Central (7W)</u></i> <i><u>Econ Dev Region</u></i>
Total Employment	80,008	209,948
Available Workforce	84,728	223,420
Unemployment Rate	5.6%	6.0%

Source: DEED - Labor Market Information: LAUS Annual Average 2008

Employment By Industry

	<i>Stearns County</i>	<i><u>Central (7W)</u></i> <i><u>Econ Dev Region</u></i>
Natural Resources and Mining	715	1,722
Construction	3,559	9,844
Manufacturing	12,448	25,959
Trade, Transportation and Utilities	18,311	36,721
Information	1,003	1,848
Financial Activities	3,941	6,381
Professional and Business Services	7,234	11,909
Education and Health Services	13,647	23,059
Leisure and Hospitality	8,209	15,788



Other Services	2,250	4,708
Government	10,561	22,052

N/A - No Data Available

Source: DEED - Labor Market Information: CEW Annual Data 2007

Occupations and Wages in Central Minnesota

Job Title	Wage/Hr	Job Title	Wage/Hr
Architecture and Engineering Occupations	\$26.48	Healthcare Support Occupations	\$12.10
Arts, Design, Entertainment, Sports, and Media Occupations	\$16.08	Installation, Maintenance, and Repair Occupations	\$19.34
Building and Grounds Cleaning and Maintenance Occupations	\$11.48	Legal Occupations	\$31.72
Business and Financial Operations Occupations	\$23.57	Life, Physical, and Social Science Occupations	\$26.44
Community and Social Services Occupations	\$19.14	Management Occupations	\$35.73
Computer and Mathematical Occupations	\$26.76	Office and Administrative Support Occupations	\$14.09
Construction and Extraction Occupations	\$20.19	Personal Care and Service Occupations	\$10.56
Education, Training, and Library Occupations	\$20.55	Production Occupations	\$15.06
Farming, Fishing, and Forestry Occupations	\$13.68	Protective Service Occupations	\$19.05
Food Preparation and Serving Related Occupations	\$8.92	Sales and Related Occupations	\$10.03
Healthcare Practitioners and Technical Occupations	\$27.59	Transportation and Material Moving Occupations	\$13.78

[View All Occupations and Wages](#)

Source: DEED - Labor Market Information: OES Fourth Quarter, 2008

Utilities

Utility Type	Utility Name	Utility Phone	Contact	Contact Phone
Electricity	Connexus Energy	(763) 323-2600	?	(763) 323-2600
Electricity	East Central Energy	(800) 254-7944	?	(800) 254-7944
Electricity	Stearns Electric Association	(800) 962-0655	?	(800) 962-0655
Electricity	Xcel Energy	(800) 895-4999	Customer Service	(800) 895-4999
Natural Gas	Xcel Energy	(800) 895-4999	Customer Service	(800) 895-4999
Wastewater	City of St. Cloud	(320) 255-7225	Ken Robinson	(320) 255-7225
Water	City of St. Cloud	(320) 255-7225	Ken Robinson	(320) 255-7225

Water Information

Water Source:	Surface Water
Storage Capacity:	8,750,000 gal.
Pumping Capacity:	41,666 gal./minute
Average Demand:	7,500,000 gal./day
Peak Demand:	15,311,000 gal./day
Total Water Hardness:	100 ppm
Industrial Water Rate:	Base chg. \$2.22/100 CF; \$2.97/1,000 gal.

Wastewater Information

Treatment Type:	Mechanical Plant
Capacity of Plant:	14,600,000 gal./day
Average Flow:	9,400,000 gal./day
Peak Flow:	14,000,000 gal./day
Usage Charge:	Base chg. \$1.33/100 CF



Communications

Telephone Information

Local Telephone Company:	US West Communications
Telephone Number:	(800) 244-1111
Contact:	Karen Jothan
Telephone Number:	(612) 663-5675
Digital Central Switch:	Yes
Equal Access Market:	Yes
Extended Area Service:	Yes
Custom Calling Features:	Yes
Customized Local Area Services:	Yes
Current Technologies:	0

Internet Service

Local Public Internet Access Site:	No
Multiple Internet Service Providers:	No
Speed of Service:	
DEED Certification as E-Commerce Ready:	No

Cable TV Information

<i>Local Company</i>	<i>Telephone</i>	<i>Website</i>
Charter Communications	(320) 252-8100	
Astound Cable TV	(320) 529-1300	

Newspapers Information

<i>Newspaper Name</i>	<i>Telephone</i>	<i>Frequency</i>
<u>Shopping News</u>	(320) 252-4400	Weekly
<u>St. Cloud Times</u>	(320) 255-8700	Daily
<u>St. Cloud Visitor</u>	(320) 251-3022	Weekly

Additional Telecommunication Providers

<i>Telecommunication Type</i>	<i>Provider Name</i>	<i>Phone</i>
Other	<u>US Link</u>	(320) 251-8787
Other	<u>Sprint</u>	(800) 877-7746
Other	<u>Cellular 2000</u>	(320) 250-8255

Commercial Transportation & Shipping

Highway Information

<i>Interstate</i>	<i>Miles From Community</i>	<i>Load Limit in Tons</i>	<i>Seasonal Limit In Tons</i>
I-94	3	10	10
<i>Four Lane</i>	<i>Miles From Community</i>	<i>Load Limit in Tons</i>	<i>Seasonal Limit In Tons</i>
US-10	Within	10	10
<i>Other</i>	<i>Miles From Community</i>	<i>Load Limit in Tons</i>	<i>Seasonal Limit In Tons</i>
MN-15	Within	10	10
MN-23	Within	10	10



MN-95

3

10

10

Truck Information

Truck Lines: 15

Truck Terminals: 15

Navigable Water Information

Water Name

Depth

Mississippi River

Rail Information

Inter-Modal Facility: No

Inter-Modal Facility Distance: 50 miles

<i>Rail Line</i>	<i>Frequency</i>	<i>Reciprocal Switching</i>	<i>Distance to Main Line</i>	<i>Passenger Service</i>
Burlington Northern/Santa Fe	Daily	No		Yes

Air Service Information

	<i>International</i>	<i>Local Regional</i>	<i>Service</i>
<i>Name</i>	Mpls./St. Paul Intl. Airport		St. Cloud Regional Airport
<i>Location</i>	Bloomington		St. Cloud
<i>Miles to</i>	65		0
<i>Longest Runway Length</i>	10,000 Feet		5,200 Feet
<i>Surface Type</i>	Paved		Paved
<i>Lighted</i>	Yes		Yes
<i>Customs</i>	Yes		No
<i>Service Type</i>	Charter, Commercial, Freight, Jet		Charter, Commercial, Freight, Jet
<i>Navigational Aids</i>	BEACON, DME, ILS, VOR/DME		BEACON, DME, ILS, VOR/DME
<i>Weather Info Systems</i>	AWOSA/MNWAS, SAWRS		AWOSA/MNWAS, SATVIDEOWEATHER
<i>Major Airlines</i>	American, Continental, Delta, Northwest, TWA, United Airlines, US Air		Mesaba, Northwest Airlink, US Air

Daily Flights To MSP-Minneapolis-St. Paul Intl.:

Additional Commercial Transportation Providers

<i>Transportation Type</i>	<i>Provider Name</i>	<i>Phone</i>
Shipping	Speedy Delivery	(320) 251-6697



Housing & Commercial Activity

Housing Information

Single Family Units:	14,082	Percentage Owner Occupied:	
Multiple Family Units:	8,014	Median Sales Price:	\$111,000.00
Mobile Homes:	317	Median Assessed Value:	\$94,900
Number of Units Built Since Last Census:	1,082	Median Rent:	\$550
Number of Residential Building Permits for 2003:	337	Vacancy Rate:	
Value of Residential Building Permits for 2003:	\$43,546,000		

Source: City of St. Cloud Assessor's Office

Commercial Activity Information

Number of Commercial Building Permits for 2003:	391
Value of Commercial Building Permits for 2003:	\$58,982,779
Number of Public Building Permits for :	
Value of Public Building Permits for :	

Retail Sales Information

Year	Community Sales	County Sales
2006	\$1,219,685,746	\$2,197,802,245
2005	\$0	\$2,240,282,926
2004	\$1,280,814,772	\$2,124,493,353

Source: MN Dept. of Revenue

Business & Community Services

Financial Institutions Information

Name	Phone	Total Assets	Capital as % of Assets
<u>US Bank</u>	(800) 872-2657	\$14,566,983,000	8%
<u>Norwest Bk MN Central NA</u>	(320) 259-3100	\$456,087,000	- - -
<u>Bremer Bank</u>	(320) 251-3300	\$316,496,000	- - -
<u>View All Financial Institutions</u>			

Lodging & Meeting Facilities Information

Facility	Number of Facilities Available	Facility Size	Teleconferencing Available	Teleconferencing Available to Public
Hotel	10	1,005 rooms	No	No
Motel	7	272 rooms	No	No
Conference Center	1		No	No

Additional Lodging & Meeting Facilities

Facility Type	Facility Name	Phone
Campgrounds	St. Cloud Campground & RV Park	(320) 251-4463



Local Medical Facilities Information

<i>Facility Type</i>	<i>Nbr of Facilities</i>	<i>Total Nbr of Beds</i>	<i>Telemedicine Available</i>
Clinic	24		No
Dentist	81		No
Doctor	171		No
Hospital	1	489	No
Nursing Home	3		Yes

Name of Nearest Hospital (if none in community):

Miles to Nearest Hospital:

Additional Local Medical Facilities

<i>Facility Type</i>	<i>Facility Name</i>	<i>Phone</i>	<i>Telemedicine Available</i>
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Local Transit Information

<i>Service</i>	<i>Available</i>	<i>Service</i>	<i>Available</i>
Inter-Community Bus	Yes	Taxi/Cab	Yes
Intra-Community Bus	Yes	Disabled Transportation	Yes

Local Transit Providers

<i>Transit Type</i>	<i>Name</i>	<i>Phone</i>
Disabled Transportation	Care Cab Wheelchair Transport	(320) 251-6261
Inter-City Bus	Metro Bus	(320) 251-7433
Intra-City Bus	Metro Bus	(320) 251-7433
Taxi/Cab	Yellow Cab	(320) 251-5050

Library Information

<i>Name</i>	<i>Phone</i>	<i>Internet Access</i>
Great River Regional Library	(320) 251-7282	Yes
Miller Resource Center	(320) 255-2084	Yes

Worship Information

<i>Worship Type</i>	<i>Worship Name</i>	<i>Phone</i>	<i>Membership</i>
Assembly of God	<u>First Assembly of God</u>	(320) 251-2626	
Baptist	Calvary Baptist Church	(320) 251-4825	
Catholic	St. Augustine Church	(320) 251-0781	
Lutheran	<u>Love of Christ Lutheran Church</u>	(320) 253-7453	
Non-Denominational	Jubilee Worship Center	(320) 202-0540	



Recreation Information

Facilities

Municipal Athletic Complex (Dave Torrey Arena, Ritche Arena, Dick Putz Field, Joe Faber Field, and Veteran's Golf Course), National Hockey Center, Whitney Recreation Center, Whitney Senior Center, and the St. Cloud Park and Recreation Department

Festival/Arts

Granite City Days, Freedom Fest, Mississippi Music Fest, County Stearns Theatrical Company, Paramount Theatre and Arts District

Service Organizations

Big Brothers and Big Sisters of St. Cloud, St. Cloud Area Family YMCA, Central Minnesota Council on Aging, Head Start, Salvation Army, St. Cloud United Way, Tri-County Action Program, Mothers Against Drunk Driving

Education

Post-Secondary Information

Nearest Technical College & Specialty

Location Miles To

St. Cloud Technical College

St. Cloud 0

SCTC has a successful history of preparing today's professionals who bring value to our communities. Programs and majors include: Business (Accounting to Sales and Management), Construction Technology (Architectural Construction Tech to Water Environment Technologies), Health and Human Services (Cardiovascular Tech to Surgical Tech), Manufacturing Technology (Electronics to Welding/Fabrication), Transportation Technology (Auto Body Collision Tech to Medium/Heavy Truck Technician), and other additional offerings including American Sign Language. 8/08

Nearest Community College & Specialty

Location Miles To

50

Nearest Public College/University & Specialty

Location Miles To

St. Cloud State University

St. Cloud 0

St. Cloud State University is Minnesota's second-largest university, with 16,800 students from 80 nations, located about an hour northwest of Minneapolis. Its undergraduate programs hold every national accreditation available. Students choose from 175 majors, minors and pre-professional programs, including regional rarities such as aviation, meteorology and geographic information systems. The School of Graduate Studies, with more than 60 programs, includes an Ed.D. in Higher Education Administration and a master of business administration from the acclaimed G.R. Herberger College of Business. The new master's degree in regulatory affairs and services taps a growing demand for professionals needed to help lead medical device companies through FDA and international regulatory processes. Founded in 1869, St. Cloud State has evolved into a comprehensive university with all that makes college life exciting as well as the campus nerve center, our state-of-the-art library. 8/08

Nearest Private College/University & Specialty

Location Miles To

Rasmussen College - St Cloud

St. Cloud 0

First called the Rasmussen Practical School of Business, Rasmussen College was founded on September 1, 1900 in St. Paul, Minnesota by Walter Rasmussen. Today, with over a century of expertise behind us, Rasmussen College is a private two-year and four-year degree-granting college with campuses in Minnesota, Illinois, Wisconsin, Florida, North Dakota and an Online Division. We offer on-campus, online, and blended-learning courses with flexible scheduling, and award Bachelor of Science (BS) and Associate of Applied Science (AAS) degrees, as well as diplomas and certificates in a variety of career areas. Rasmussen College is dedicated to serving our communities by recognizing the diverse needs of individuals. We encourage personal and professional development through respect, appreciation and a commitment to general education as a foundation for life-long learning. As an Institution of Higher Learning, Rasmussen College is committed to preparing students to be active, productive and successful contributors to a global community. 8/08

Telecommunications Use Available at Area Post-Secondary Institutions:

No



Local K-12 Information

<i>School Type</i>	<i>Nbr of Schools</i>	<i>Enrollment</i>	<i>Grades</i>	<i>Pupil/Teacher Ratio</i>
Elementary	8	4,359	K-6	25:1
Middle School				
Junior High	2	1,546	7-8	29:1
Senior High	2	3,793	9-12	31:1
Private/Parochial	11			

School District:	<u>District 742</u>
Telecommunications Use Available at Local K-12:	Yes
High School Graduates Attending Post-Secondary:	84%
State Wide Average:	68%

Education Institutions

<i>Education Type</i>	<i>Name</i>	<i>Phone</i>
Other	<u>ALC West</u>	(320) 203-8470
Other	<u>ALC Wilson</u>	(320) 251-4963
Other	<u>Roosevelt Early Childhood Center</u>	(320) 253-5828
Other	<u>St. Cloud Children's Home</u>	(320) 251-8811
Private College	<u>Minnesota School of Business</u>	(320) 257-2000

Government

Structure Information

Organization:	Mayor\Council
Budget:	\$104,579,200
Community Bond Rating:	Moody's AA3 and Standard & Poors AA-
Comprehensive Land Use Plan:	Yes
Locally Controlled Loan Program:	No
Recycling:	Yes
Fire Insurance Rating:	4
Industrial Plans Approved By:	City Building Official, City Council, Planning Commission

Public Protection Services

<i>Service Type</i>	<i>Regular</i>	<i>Part-Time</i>	<i>Volunteer</i>	<i>Seasonal</i>
Fire	57	8	---	---
Police	66	---	---	---
Sheriff	46	1	---	---
EMT	---	---	---	---



Property Taxes

Payable 2008

Property Tax Information

State Tax Rate	45.95%
Municipal Tax Rate	40.76%
County Tax Rate	48.67%
School Tax Rate	11.53%
Misc. Tax Rate	2.80%
Total Tax Rate	149.70%

Assessed Market Value Information








Commercial	\$2,249,244,780
Residential	\$941,784,233
Other	\$780,590,213
Total	\$3,971,619,227

Minnesota commercial real estate taxes are based upon market value of taxable property as set by the local assessor. To calculate the tax for the current year, first compute the tax capacity by multiplying all property value up to \$150,000 times .015, plus any value over \$150,000 times .02. Example: net tax capacity on a \$200,000 business property: $(\$150,000 \times .015) + (\$50,000 \times .02) = \$2,250 + \$1,000 = \$3,250$. Tax capacity times the tax rate equals taxes owed. Commercial and industrial property must also pay a state property tax, which is equal to the tax capacity times the State Tax Rate.

In some localities where voters have approved referendums, an additional referendum tax must be added, calculated by multiplying the referendum tax rate times the total market value of the commercial property.

Please note: Specific property tax classifications and computations can be more complex and result in different tax amounts. This simplified explanation applies in the most general situations and will allow a business to roughly estimate its potential property tax burden. The county assessor or auditor may be able to answer questions about specific properties and uses.

Commercial Buildings and Land Sites

Building Name Address City, State Zip Code	Type of Building Total Bldg Sqft Total Available	Contact Name Organization Phone Number	JOBZone	Photo
<u>Federal Building Executive Offices subzone</u> 720 West St. Germain Street St. Cloud, MN 56301	Office 32,000 7,500	Scott Warzecha (320) 309-1890		
<u>14,000 SF Warehouse Building</u> 7402 Ridgewood Road St. Cloud, MN 56301	Industrial 14,000 14,000	<u>Don Weisman</u> Meyer Commercial (320) 259-4090		
<u>16 - 21st Avenue South</u> St. Cloud, MN 56301 St. Cloud, MN 56301	Office 2,400 1,600	<u>Loren Schill</u> (320) 253-2426		
<u>2035 Plaza</u> 2035 15th Street North St. Cloud, MN 56303	Office 24,120 16,142	<u>Scott Privratsky</u> INH Commercial Real Estate (320) 258-5259		
<u>25th Avenue Plaza</u> 30 25th Avenue St. Cloud, MN 56301	Office 7,734	<u>Kate Hanson</u> Granite City Real Estate (320) 253-0003		
<u>25th Avenue Warehouse</u> 2515 5th Street North St. Cloud, MN 56303	Industrial 14,180 10,900	<u>Lee Pflapsen</u> Granite City Real Estate (320) 253-0003		
<u>2700 Building</u> 2700 1st Street North St. Cloud, MN 56301	Office 12,118 12,118	<u>Lou Suski</u> INH Commercial Real Estate (320) 258-5256		



<u>2719 Building</u> 2719 West Division Street St. Cloud, MN 56301	Office 26,889 2,429	<u>Lou Suski</u> INH Commercial Real Estate (320) 258-5256		
<u>29th Avenue Warehouse</u> 125 - 29th Avenue South St. Cloud, MN 56303	Industrial 15,500 15,500	<u>Allen Bright</u> Meyer Commercial (320) 259-4090		
<u>3700 Building</u> 3700 West Division Street St. Cloud, MN 56303	Office 10,000 1,732	<u>Lou Suski</u> INH Commercial Real Estate (320) 258-5256		
<u>3rd Street Cleaners Building</u> 1840 3rd Street St. Cloud, MN 56303	Office 3,000 3,000	<u>Kate Hanson</u> Granite City Real Estate (320) 253-0003		
<u>707, 709 & 711 Building</u> 707 W. St. Germain Street St. Cloud, MN 56303	Office 22,347 22,347	<u>Bill Molitor</u> Meyer Commercial (320) 259-4090		
<u>710 Building</u> 710 West St. Germain St. St. Cloud, MN 56303	Office 5,500 2,750	<u>Bill Molitor</u> Meyer Commercial (320) 259-4090		
<u>712/714 St Germain</u> 712/714 West Saint Germain St. Cloud, MN 56301	Office 8,799 5,649	<u>Mike Bobick</u> Right Start Property Services (320) 257-8278		
<u>Airway Storage</u> 3446 2nd Street SE St. Cloud, MN 56304	Industrial 28,800 28,800	<u>Allen Bright</u> Meyer Commercial (320) 259-4090		
<u>American Family Building</u> 30 16th Avenue South St. Cloud, MN 56301	Office 1,635 1,635	<u>Kate Hanson</u> Granite City Real Estate (320) 253-0003		
<u>Arlington Place Business Center</u> 4th Street SE and Highway 10 St. Cloud, MN 56304	Office 30,000 9,200	<u>Nancy Doran</u> Meyer Commercial (320) 259-4022		
<u>Blocher Building</u> 2625 Clearwater Road St. Cloud, MN 56303	Industrial 20,000 10,153	<u>Bill Molitor</u> Meyer Commercial (320) 259-4090		
<u>Blocher Building</u> 2625 Clearwater Road St. Cloud, MN 56303	Industrial 20,000 20,000	<u>Nancy Doran</u> Meyer Commercial (320) 259-4022		
<u>Boys and Girls Club - East Side Location</u> 101 Wilson Avenue NE St. Cloud, MN 56304	Office 9,336 9,336	<u>Bill Molitor</u> Meyer Commercial (320) 259-4090		
<u>Cold Spring Center</u> 4150 2nd Street South St. Cloud, MN 56301	Office 76,000 6,374	<u>April Jacques</u> INH Commercial Real Estate (320) 258		
<u>Country Mill Gifts Building</u> 1701 St. Germain Street St. Cloud, MN 56301	Office 5,022 5,022	<u>Jim Pflapsen</u> Granite City Real Estate (320) 253-0003		
<u>Creative Memories Building</u> 3001 Clearwater Road St. Cloud, MN 56302	Office 83,852 83,852	<u>Marty Moran</u> Clear Path Investment Partners, LLC (320) 253-1424		
<u>Crosstown Auto Site</u> 7285 County Road 75 St. Cloud, MN 56301	Industrial 6,600 6,600	<u>Lee Pflapsen</u> Granite City Real Estate (320) 253-0003		

Ralph Kloiber



<u>CRW St. Cloud, LLC</u> 3701 West Division Street Suite 110 St. Cloud, MN 56301	Office 83,562 5,200	(763) 767-3625	
<u>East Village Shopping Center</u> 1342 15th Avenue SE St. Cloud, MN 56304	Office 10,000 2,664	Scott Privratsky INH Commercial Real Estate (320) 258-5259	
<u>Engler Building</u> 2809 Clearwater Road St. Cloud, MN 56303	Office 2,200 800	Kate Hanson Granite City Real Estate (320) 253-0003	
<u>Former Carquest Auto Parts</u> 404 East St. Germain Street St. Cloud, MN 56304	Office 4,592	Nancy Doran Meyer Commercial (320) 259-4022	
<u>Former Ciatti's/Hallmark Space</u> 660 W. St. Germain Street St. Cloud, MN 56303	Office 9,116 9,116	Don Weisman Meyer Commercial (320) 259-4090	
<u>Former Labor Ready Building</u> 13 11th Avenue North St. Cloud, MN 56303	Office 1,590 1,590	Allen Bright Meyer Commercial (320) 259-4090	
<u>Former O.K. Shoe Shop</u> 108 E. St. Germain Street St. Cloud, MN 56304	Office 924 924	Bill Molitor Meyer Commercial (320) 259-4090	
<u>Gateway Business Park</u> 3811 Roosevelt Road St. Cloud, MN 56301	Industrial 75,000 75,000	April Jacques INH Commercial Real Estate (320) 258-5257	
<u>Germain Plaza</u> 1010 West St. Germain Street St. Cloud, MN 56301	Office 60,792 9,740	Lou Suski INH Commercial Real Estate (320) 258-5256	
<u>Germain Plaza</u> 1010 West St. Germain Street St. Cloud, MN 56301	Office 60,792 5,030	Mike Bobick Right Start Property Services (320) 257-8278	
<u>Gray, Plant, Mooty/Falcon Bank Building</u> 9th Avenue and West St. Germain Street St. Cloud, MN 56303	Office 55,000 7,700	Nancy Doran Meyer Commercial (320) 259-4022	
<u>Harmon Auto Glass</u> 3602 Division Street St. Cloud, MN 56301	Industrial 8,000 2,300	Dave Fisher Harmon Auto Glass (763) 424-1600	
<u>Hatling Flint Office Complex</u> 330 Highway 10 South St. Cloud, MN 56304	Office 10,000 2,546	Nancy Doran Meyer Commercial (320) 259-4022	
<u>Historic Federal Building</u> 720 W. St. Germain Street St. Cloud, MN 56303	Office 40,000 6,000	Nancy Doran Meyer Commercial (320) 259-4022	
<u>Historic Spaniol Building</u> 15 6th Avenue North St. Cloud, MN 56303	Office 18,000 4,244	Nancy Doran Meyer Commercial (320) 259-4022	
<u>Industrial Bldg & Mini Storage</u> 539 27th Ave N St. Cloud, MN 56303	Industrial 5,300 3,100	Mike Schmitt Coldwell Banker Commercial-Orion (320) 251-1177	
<u>Jules Bistro</u> 921 W. St. Germain Street St. Cloud, MN 56303	Office 1,300 1,300	Bill Molitor Meyer Commercial (320) 259-4090	
<u>KCLD Building</u>	Office	Allen Bright	



619 Mall Germain St. Cloud, MN 56301	5,230 5,230	Meyer Commercial (320) 259-4090	
<u>Liberty Mutual Space</u> Highway 10 and 4th Street SE St. Cloud, MN 56304	Office 9,200 1,441	<u>Nancy Doran</u> Meyer Commercial (320) 259-4022	
<u>Main Prairie Business Center</u> 3601 18th St S St. Cloud, MN 56301	Office 32,000 1,332	<u>Kate Hanson</u> Granite City Real Estate (320) 253-0003	
<u>Medical Arts Building Office Space</u> 816 & 820 West Saint Germain St. Cloud, MN 56303	Office 20,000 5,000	<u>Allen Bright</u> Meyer Commercial (320) 259-4090	
<u>Mike's Archery Center Building</u> 413 Franklin Avenue NE St. Cloud, MN 56304	Industrial 10,920 1,260	<u>Nancy Doran</u> Meyer Commercial (320) 259-4022	
<u>North Village Neighborhood Mall</u> 1320 32nd Avenue North St. Cloud, MN 56303	Office 0 2,000	<u>Lee Pflapsen</u> Granite City Real Estate (320) 253-0003	
<u>Northern Select Properties Office Building</u> 3721 23rd Street South St. Cloud, MN 56301	Office 18,576 5,000	<u>Jim Pflapsen</u> Granite City Real Estate (320) 253-0003	
<u>Octagon Building Medical/Office Condo</u> 325 North 33rd Avenue St. Cloud, MN 56303	Office 2,616 2,616	<u>Nancy Doran</u> Meyer Commercial (320) 259-4022	
<u>Office Bldg</u> 108 Doctors Park St. Cloud, MN 56301	Office 3,304 3,304	<u>Mike Schmitt</u> Coldwell Banker Commercial-Orion (320) 251-1177	
<u>Office/Warehouse</u> 2726 Clearwater Rd St. Cloud, MN 56301	Industrial 20,100 20,100	<u>Chuck Flint</u> Coldwell Banker Commercial-Orion (320) 251-1177	
<u>Orthopedic Building</u> 1555 Northway Drive St. Cloud, MN 56303	Office 20,000 8,129	<u>Allen Bright</u> Meyer Commercial (320) 259-4090	
<u>Pan Motor Bldg</u> 437 1/2 33rd Ave N St. Cloud, MN 56302	Industrial 14,900 14,900	<u>Mike Schmitt</u> Coldwell Banker Commercial-Orion (320) 251-1177	
<u>Pantown Plaza</u> 3401 3rd Street North St. Cloud, MN 56303	Office 19,500 19,500	<u>Lee Pflapsen</u> Granite City Real Estate (320) 253-0003	
<u>Plum Creek Business Center</u> 3315 Roosevelt Road St. Cloud, MN 56387	Office 24,000 6,000	<u>Mike Bobick</u> Right Start Commercial Property Services (320) 257-8278	
<u>Professional Office Space</u> 300 East St. Germain Street St. Cloud, MN 56304	Office 988 988	<u>Scott Privratsky</u> INH Commercial Real Estate (320) 258-5259	
<u>PX Liquor building</u> 1107 West St. Germain Street St. Cloud, MN 56301	Office 2,072 2,072	<u>Jim Pflapsen</u> Granite City Real Estate (320) 253-0003	
<u>Quebecor Road Warehouse</u> 2178 Quebecor Road St. Cloud, MN 56304	Industrial 7,740 7,740	<u>Jim Pflapsen</u> Granite City Real Estate (320) 253-0003	
<u>Radisson/McClure Building</u>	Office	<u>Allen Bright</u>	



14 5th Avenue South St. Cloud, MN 56303	15,000 3,300	Meyer Commercial (320) 259-4090	
<u>Riverside Building</u> 41 Riverside Dr NE St. Cloud, MN 56304	Office 1,788	<u>Mike Schmitt</u> Coldwell Banker Commercial-Orion (320) 251-1177	
<u>Roosevelt Office Park</u> 606 Roosevelt Road St. Cloud, MN 56303	Office 18,000 600	<u>Kate Hanson</u> Granite City Real Estate (320) 253-0003	
<u>Roosevelt Office Park</u> 600 25th Avenue South St. Cloud, MN 56301	Office 23,000 1,863	<u>Nancy Doran</u> Meyer Commercial (320) 259-4022	
<u>Roosevelt Office Park - Suite 208</u> 606 25th Avenue South #208 St. Cloud, MN 56301	Office 18,000 760	<u>Kate Hanson</u> Granite City Real Estate (320) 253-0003	
<u>Roosevelt Office Park, Suite 101</u> 600 Roosevelt Road St. Cloud, MN 56301	Office 23,560 1,250	<u>Jim Boos</u> Granite City Real Estate (320) 253-0003	
<u>Roosevelt Road Office/Warehouse</u> 2700 Roosevelt Road, Suite 2 St. Cloud, MN 56301	Industrial 2,400 2,400	<u>Bill Molitor</u> Meyer Commercial (320) 259-4090	
<u>Saint Cloud Soccer</u> 4751 Heatherwood Road St. Cloud, MN 56301	Industrial 54,000 27,000	<u>Art Skauge</u> EFH Realty Advisors (952) 890-6450	
<u>Sears Service Center Building and Land</u> 2912 Cooper Avenue N St. Cloud, MN 56303	Industrial 21,720 14,520	<u>Don Weisman</u> Meyer Commercial (320) 259-4090	
<u>St. Cloud Office/Warehouse</u> 3423 County Road 74 St. Cloud, MN 56301	Industrial 64,926 23,700	<u>Scott Privratsky</u> INH Commercial Real Estate (320) 258	
<u>St. Germain Building</u> 411 St. Germain Street East St. Cloud, MN 56301	Office 3,456	<u>Kate Hanson</u> Granite City Real Estate (320) 253-0003	
<u>St. Germain Office Plaza</u> 3717 23rd Street South St. Cloud, MN 56301	Office 29,000 3,400	<u>Jim Pflapsen</u> Granite City Real Estate (320) 253-0003	
<u>St. Germain Street Buildings</u> 409 St. Germain Street East St. Cloud, MN 56301	Office 2,257 2,257	<u>Kate Hanson</u> Granite City Real Estate (320) 253-0003	
<u>St. Germain Street House</u> 1621 W. St. Germain Street St. Cloud, MN 56301	Office 1,892 1,892	<u>Jim Boos</u> Granite City Real Estate (320) 253-0003	
<u>St. Stephen State Bank Building</u> 3950 3rd Street North St. Cloud, MN 56303	Office 10,360 5,000	<u>Jim Pflapsen</u> Granite City Real Estate (320) 253-0003	
<u>Stearns Financial Center</u> 4140 Thielman Lane St. Cloud, MN 56301	Office 60,000 5,880	<u>Mark Williams</u> Granite City Real Estate (320) 253-0003	
<u>Stearns Way Medical/Office Condo</u> 2025 Stearns Way St. Cloud, MN 56303	Office 3,867 3,867	<u>Nancy Doran</u> Meyer Commercial (320) 259-4022	
<u>Stearns Way Office Condominium 1</u>	Office	<u>Don Weisman</u>	



2025 Stearns Way St. Cloud, MN 56303	3,196 3,196	Meyer Commercial (320) 259-4090		
<u>Stearns Way Office Condominium 2</u> 2025 Stearns Way St. Cloud, MN 56303	Office 2,340 2,340	<u>Don Weisman</u> Meyer Commercial (320) 259-4090		
<u>Suncrest Industrial Park Building</u> 1222 Kuhn Drive St. Cloud, MN 56301	Industrial 7,295 7,295	<u>Mike Bobick</u> Right Start Property Services (320) 257-8278		
<u>Teders Ind Park Warehouse</u> 36th Street SE St. Cloud, MN 56303	Industrial 12,675 12,675	<u>Mike Schmitt</u> Coldwell Banker Commercial-Orion (320) 251-1177		
<u>Teders Industrial Park Warehouse</u> 3065 36th Avenue SE St. Cloud, MN 56304	Industrial 4,200 4,200	<u>Nancy Doran</u> Meyer Commercial (320) 259-4022		
<u>Title Professional's Building</u> 26 8th Avenue South St. Cloud, MN 56301	Office 7,582 2,340	<u>Kate Hanson</u> Granite City Real Estate (320) 253-0003		
<u>Warnert 33rd Street Warehouse</u> 1203 33rd St S St. Cloud, MN 56301	Industrial 30,000 7,200	<u>Sheila DeVine</u> Warnert Commercial Real Estate, LLC (320) 251-9300		
<u>Wells Fargo Center</u> 400 1st Street South St. Cloud, MN 56301	Office 99,191 3,613	<u>Lou Suski</u> INH Commercial Real Estate (320) 258-5256		

Land Site Address City, State Zip Code	Space Available Build To Suit Zoning	Contact Name Organization Phone Number	JOBZone	Photo
<u>I-94 Business Park subzone 5</u> Opportunity Drive St. Cloud, MN 56301	124.0 Acres Yes Light Manufacturing	<u>Tony Kamp</u> Strategic LLC (952) 232-0366		
<u>13 Acre Comm Development Site</u> 3820 Roosevelt Rd (Cty Rd 75) St. Cloud, MN 56301	13.0 Acres Commercial	<u>Mike Schmitt</u> Coldwell Banker Commercial-Orion (320) 251-1177		
<u>20 Acre Res Dev Site</u> 8949 County Road 6 St. Cloud, MN 56301-9405	20.0 Acres Residential	<u>Mike Schmitt</u> Coldwell Banker Commercial-Orion (320) 251-1177		
<u>32 Acres</u> 40th Avenue NE and Highway 23 St. Cloud, MN 56304	32.0 Acres Agricultural	<u>Don Weisman</u> Meyer Commercial (320) 259-4090		
<u>4832 County Road 134</u> 4832 County Road 134 St. Cloud, MN 56303	15.4 Acres	<u>Lee Pflepsen</u> Granite City Real Estate (320) 253-0003		
<u>Airport Business Park</u> 7609 Riverdale Drive North St. Cloud, MN 56303	360.0 Acres No	<u>Bruce Thielman</u> St. Cloud HRA (320) 252-0880		
<u>Arlington Place Commercial Land</u> 4th Street SE and Highway 10 St. Cloud, MN 56304	3.2 Acres Commercial	<u>Nancy Doran</u> Meyer Commercial (320) 259-4022		
<u>Commercial Development Land - I-94 Exit Frontage</u>	7.6 Acres	<u>Don Weisman</u>		



County Road 75 & Interstate 94 St. Cloud, MN 56301	Commercial	Meyer Commercial (320) 259-4091		
<u>Commercial Lot</u> 1318 1st Street North St. Cloud, MN 56303	0.1 Acres Commercial	<u>Scott Privratsky</u> INH Commercial Real Estate (320) 258-5259		
<u>Former Dan Marsh</u> 523 St. Germain St W St. Cloud, MN 56301	0.3 Acres No	<u>Bruce Thielman</u> St. Cloud HRA (320) 252-0880		
<u>Former Salvation Army</u> 223 E St. Germain St St. Cloud, MN 56304	0.3 Acres No	<u>Bruce Thielman</u> St. Cloud HRA (320) 252-0880		
<u>Franklin Avenue Land</u> 565 Franklin Avenue NE St. Cloud, MN 56303	2.9 Acres Industrial	<u>Lou Suski</u> INH Commercial Real Estate (320) 258-5256		
<u>Highway View Lots</u> 2685 County Road 74 St. Cloud, MN 56301	0.8 Acres	<u>Jim Pflapsen</u> Granite City Real Estate (320) 253-0003		
<u>I-94 Business Park</u> Opportunity Drive St. Cloud, MN 56301	30.0 Acres No Industrial	<u>Bruce Thielman</u> St. Cloud HRA (320) 252-0880		
<u>I-94 Business Park - Phase 2</u> Opportunity Drive St. Cloud, MN 56301	200.0 Acres Yes	<u>Bruce Thielman</u> St. Cloud HRA (320) 252-0880		
<u>I-94 Corridor Development Land</u> I-94 Corridor St. Cloud, MN 56303	571.0 Acres	<u>Allen Bright</u> Meyer Commercial (320) 259-4090		
<u>Prime Development Site</u> 648-672 Roosevelt Rd St. Cloud, MN 56301	7.4 Acres Commercial	<u>Mike Schmitt</u> Coldwell Banker Commercial-Orion (320) 251-1177		
<u>St. Germain Office Park, Lot 2</u> 3709 23rd St St. Cloud, MN 56301	2.2 Acres Commercial	<u>Jim Pflapsen</u> Granite City Real Estate (320) 253-0003		

Economic Development Services

Economic Development Authority: Yes
Housing Redevelopment Authority: Yes
County Development Corporation: No
Chamber of Commerce: Yes
Port Authority: No

Incentives

St. Cloud offers businesses a wealth of support and knowledge and will assist businesses identify and apply for a combination of federal, state and local programs that encourage business growth. SBA loans have enabled the expansion of many small businesses in rural MN, TIF is available to assist with site costs, and the job market is enriched with skilled employees.

Contact Information

Tom Moore
President
St Cloud Area Econ Dev Ptsp
30 - 6th Ave So
St. Cloud, MN 56301
(320) 252-2177

Pegg Gustafson
Executive Director
St. Cloud Downtown Council
P.O.Box 535
St. Cloud, MN 56302
320-259-4010

Bruce Thielman
Director
St Cloud HRA
619 St Germain St W #212
St. Cloud, MN 56302
(320) 252-0880



www.mnpro.com

Economic Development Organizations

<i>Type</i>	<i>Name</i>	<i>Phone</i>	<i>Fax</i>
Chamber of Commerce	<u>St. Cloud Chamber of Commerce</u>	(320) 251-2940	(320) 251-0081
County EDA	<u>St. Cloud Area Economic Development Partnership Inc.</u>	(320) 252-2177	(320) 251-0081
HRA	<u>St. Cloud HRA</u>	(320) 252-0880	(320) 252-0889
Other	<u>St. Cloud Downtown Council</u>	320-259-4010	320-259-4011

Disaster & Emergency Services

<i>Name</i>	<i>Phone Number(s)</i>
<u>Public Safety emergency resources</u>	1-800-422-0798 or metro 651-649-5451
<u>Federal Emergency Management Agency</u>	Region V FEMA 312-408-5500
<u>Small Business Administration Disaster Resources</u>	Disaster Area Offices 404-347-3771
<u>Marvin Klug, Stearns County Emergency Management</u>	320-259-3940

Inquiries regarding this community's data go to [Tammy Campion](#)

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